



VILLAGE OF EVENDALE

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Richard H. Finan
Mayor

March 8, 2022

Ohio House of Representatives
134th General Assembly
House State and Local Government Committee

Dear Committee -

Thank you for the opportunity to submit this letter in opposition to House Bill 563. The Village of Evendale is a chartered home-rule municipality that currently administers and enforces short-term rental regulations. Consequently, we object to the provisions found in HB 563 that encroach on our rights as a home-rule Village.

Evendale advocates entrepreneurialism and individual rights to earn a living, as do proponents of the subject Bill. However, short-term rentals effectively commercialize residential neighborhoods. Many local governments encourage a mix of residential and commercial uses through mixed-use or planned unit development districts. Evendale does not object to short-term rentals in these types of zones; however, Evendale does object to short-term rentals in areas zoned exclusively for residential purposes. There is an unmistakable difference between residential living (as an owner or tenant) and use of residential property by consumers for temporary accommodations. In fact, homes aren't actually being "rented" in these types of short-term arrangements; rather, consumers paying a fee, akin to reserving a hotel/motel room, with no genuine investment in the character, quality, maintenance, upkeep or value of the surrounding neighborhood.

The Ohio Legislative Service Commission's Bill Analysis for HB 563 is directly on point; Article XVIII, Section 3 of the Ohio Constitution grants home-rule municipalities, not the State, the authority to exercise all powers of local self-government including the authority to adopt and enforce zoning and similar codes.

Please vote no on HB 563. Home rule communities should retain the right to separate and/or combine uses based not only on their constitutional right to do so; but also, at the bequest of residents, many of which value their homes not as commercial income-generators, but as private, personal sanctuaries where they can rest, relax, enjoy the company of neighbors and/or raise a family.

Thank you for your consideration.

Sincerely,

Richard H. Finan, Mayor
Village of Evendale